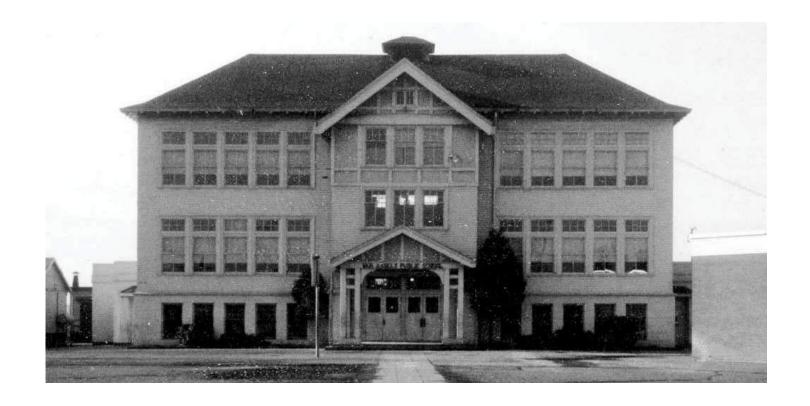
## WINDOW ASSESSMENT /





## CONTEXT

Two buildings currently occupy the Van Asselt site at 7201 Beacon Avenue South. Located on the south end of the site is a two-story wood framed structure with a daylit basement. This building was constructed in 1909 and designated as a City of Seattle landmark in 2019. In 1940, a one-story addition was constructed on the west side of the building, which was not included as part of the designation of the structure. Located on the east side of the site, along Beacon Ave S. is a long, flat-roofed single-story structure built in 1950. This building is located just north of the 1909 Building and strung out along the north and east side of the site. Bassetti Architects has been charged to assess the condition of the original windows of the 1909 building.

### ASSESSMENT

The windows original to the 1909 school house are of wood construction with true-divided single-pane glazing. Exterior finish is paint, with stained wood at the interior. A total of 54 windows were surveyed on the 14th and 20th of May 2020. All the windows are currently boarded at the exterior side with plywood sheathing. This assessment was performed from the inside of the building. Some of the spaces were also crowded with furniture which made accessing some windows difficult. When possible, sashes were opened to evaluate the exterior sill. The survey team visually and physically inspected each window (testing operation of sashes, calling out broken / missing elements, and probing the frames and trim with a screw driver to identify rot) and then documented the observations anotatively and photographically. Overall conditions have been given by Bassetti Architects ranging from Poor to Fair to Good based on the number of deficiencies observed.

### CONDITIONS: SUMMARY AND DEFINITIONS

GOOD (9 0F 54 WINDOWS, 16%)

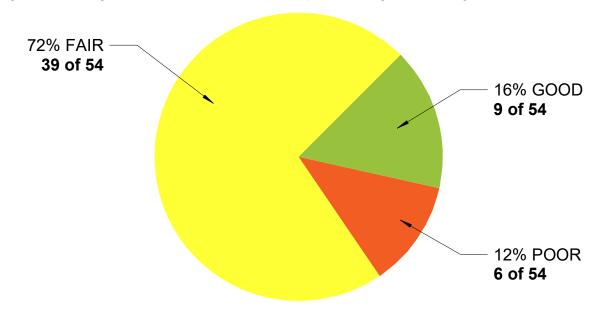
Windows that need minimal unskilled work to restore operation and appearance. Possible deficiencies in this category include: worn, missing, or flaking paint; minimal deteriorated or missing glazing compound; Basic Maintenance which is understood to include repainting, and minimal reglazing of the sash.

**FAIR** (39 OF 54 WINDOWS, 72%)

Windows with deterioration that will impact window or building if not addressed. Possible deficiencies in this category include: "Basic Maintenance" (as defined above), checked frames and sashes, extensive deteriorated or missing glazing compound, broken glass

**POOR** (6 OF 54 WINDOWS, 12%)

Windows with deterioration that is immediately impacting window or building. Typically, windows in this category have multiple deficiencies. Possible deficiencies in this category include: wood elements with any stage of rot; missing window elements; sashes will not open due to significant damage to the sash or frame; etc.

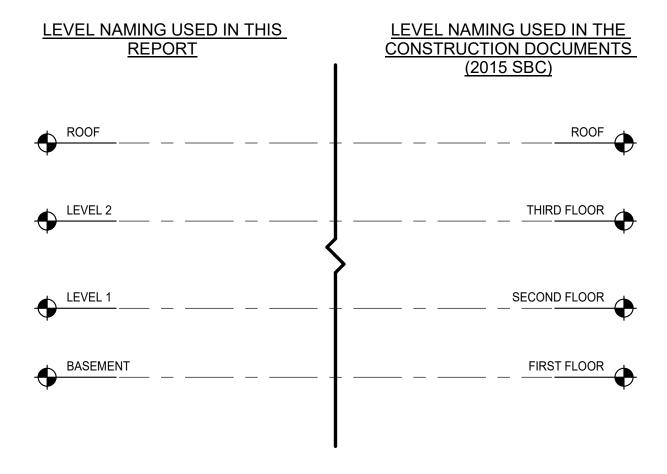




#### WINDOW ASSESSMENT / INTRODUCTION

### LEVELS - NAMING CONVENTION AND ALIGNMENT WITH CONSTRUCTION DOCUMENTS

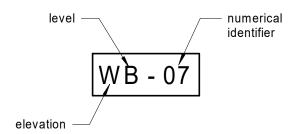
This assement documents as-built conditions prior to construction. Basement level as observed on the 14th and 20th of May 2020 does not conform to the current definition of *Basement* in the **2015 Seattle Building Code**. The following legend has been provided for aligning the naming conventions between this report and the construction documents reviewed under the 2015 Seattle Building Code.



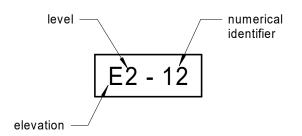


## WINDOW ID LEGEND

example 1: west elevation, basement level, 7th in order



example 2: east elevation, level 2, 12th in order



## DAMAGE DEFINITIONS AND ABBREVIATIONS

#### BROKEN (BR)

Having been fractured and no longer in one piece or in working order



LIMITED ACCESS (LA) Ability to inspect hindered by heavy

furniture, plywood, or inability to open sash



#### CHECKED (CH)

Surface separation of wood across the rings and not extending through the board



MISSING (MS)

Window element no longer exists



#### CRACKED (CR)

Damaged and showing lines on the surface from having split without coming apart



PAINT FLAKING (PF) Lifting up and peeling away of paint due to loss of adhesion

#### DAMAGED (DM)

Window element no longer performs its normal function



PRESENT (PR)

Element is in place and in working order



#### DEEP ROT (DR)

investigation

Decomposition of wood by fungi or other microorganisms, resulting in softening and loss of strength

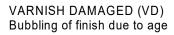


SURFACE ROT (SR)

The beginning stages of rot, detectable on the surface of wood



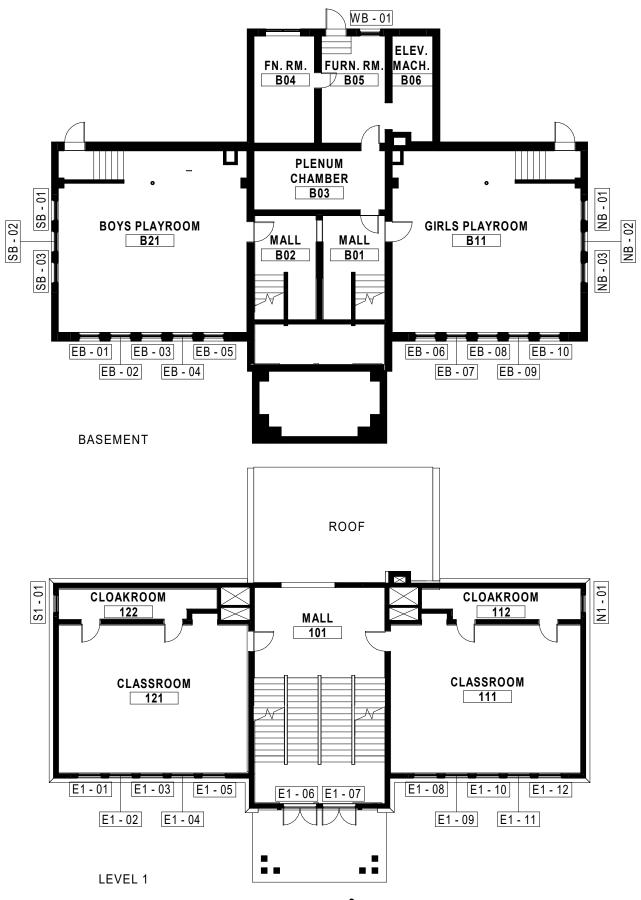
INOPERABLE BOTTOM SASH (IBS) INOPERABLE CLERESTORY (ICL) INOPERABLE TOP SASH (ITS) Window sash or leaf can no longer open and requires further



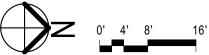




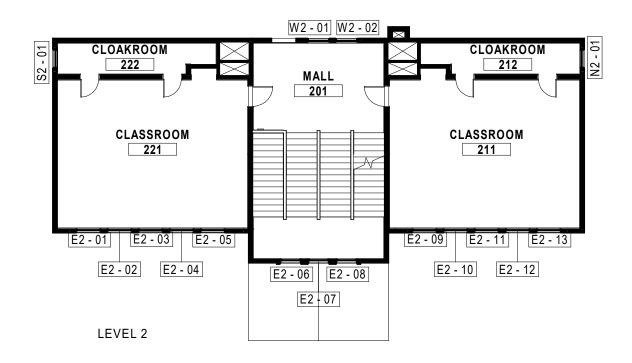
## WINDOW ASSESSMENT / FLOOR PLANS

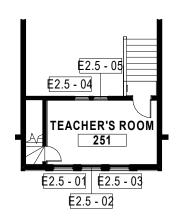


VAN ASSELT SCHOOL 06/10/2020

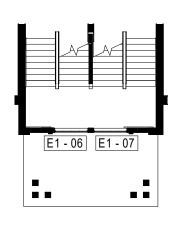








TEACHER'S ROOM

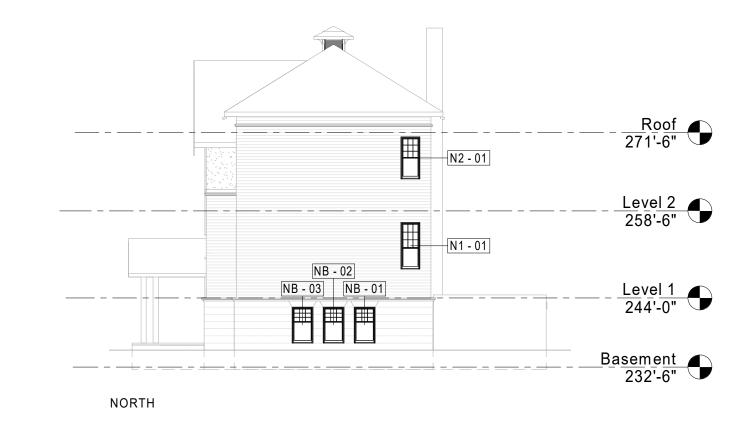


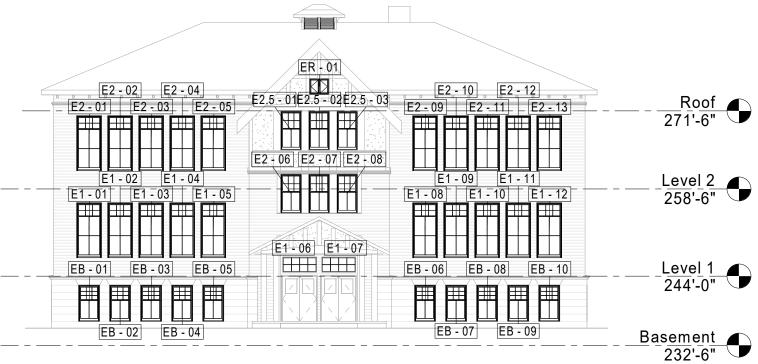
**ENTRY LANDING** 





#### WINDOW ASSESSMENT / ELEVATIONS

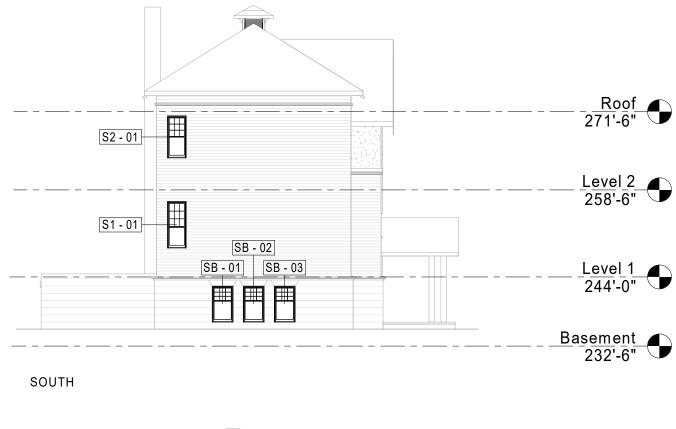




**EAST** 



## WINDOW ASSESSMENT / ELEVATIONS



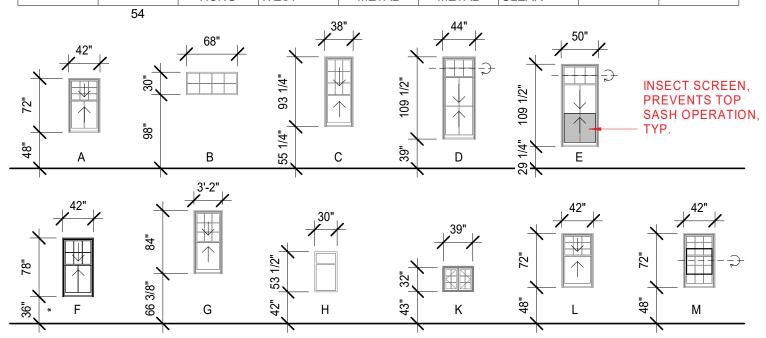


WEST

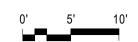


# WINDOW ASSESSMENT / WINDOW SCHEDULE AND TYPES

OPENING TYPES											
		DESCRIP-		FRAME	FINISH		ROUGH	OPENING			
TYPE	QUANTITY	TION	LOCATION	EXTERIOR	INTERIOR	GLAZING	WIDTH	HEIGHT			
	_		_			_					
Α	10	DOUBLE HUNG	BASEMENT EAST	PAINTED WOOD	PAINTED WOOD	SINGLE, CLEAR	3'-6"	6'-0"			
В	2	FIXED	MAIN ENTRY	PAINTED WOOD	STAINED WOOD	SINGLE, CLEAR	5'-8"	2'-6"			
С	2	DOUBLE HUNG	LEVEL 1 CLOAK ROOM	PAINTED WOOD	STAINED WOOD	SINGLE, CLEAR	3'-2"	7'-9 1/4"			
D	2	DOUBLE HUNG	MALL WEST	PAINTED WOOD	STAINED WOOD	SINGLE, CLEAR	3'-8"	9'-1 1/2"			
Е	20	DOUBLE HUNG; PIVOT CLERE- STORY	LEVEL 1, 2 CLASS- ROOM	PAINTED WOOD	STAINED WOOD	SINGLE, CLEAR	4'-2"	9'-1 1/2"			
F	6	DOUBLE HUNG	MEZZANINE	PAINTED WOOD	STAINED WOOD	SINGLE, CLEAR	3'-6"	6'-6"			
G	2	DOUBLE HUNG	LEVEL 2 CLOAK ROOM	PAINTED WOOD	STAINED WOOD	SINGLE, CLEAR	3'-2"	7'-0"			
Н	2	FIXED	TEACHER'S ROOM, RELITE	NOT APPLIC- ABLE	STAINED WOOD	SINGLE, FROSTED	2'-6"	4'-5 1/2"			
K	1	FIXED	DORMER ATTIC	PAINTED WOOD	UN- FINISHED	SINGLE, CLEAR	3'-3"	2'-8"			
L	6	DOUBLE HUNG	BASEMENT NORTH, SOUTH	PAINTED WOOD	PAINTED WOOD	SINGLE, CLEAR	3'-6"	6'-0"			
М	1	SINGLE HUNG	BASEMENT WEST	PAINTED METAL	PAINTED METAL	SINGLE, CLEAR	3'-6"	6'-0"			



<sup>\* 25&</sup>quot; SILL HEIGHT AT TEACHER'S ROOM





## WINDOW ASSESSMENT / WINDOW ASSESSMENT OVERVIEW

WINDOW ASSESSMENT OVERVIEW (NORTH, SOUTH, WEST)												
WINDOW	TYPE	OVERALL COND- ITION	01 SASH	02 HARD- WARE		04 CORD / WEIGHT	WOOD	05 GLAZING PUTTY	06 EXT. SILL	07 INT. TRIM		
		T	I									
N1 - 01	С	GOOD	ITS	PR	GOOD	PR	GOOD	FAIR	GOOD	GOOD		
N2 - 01	G	FAIR	IBS, ITS	PR	GOOD	PR	FAIR	CR	LA	LA		
NB - 01	L	GOOD	IBS, ITS	PR	GOOD	PR	FAIR	FAIR	GOOD	GOOD		
NB - 02	L	FAIR	ITS	PR	GOOD	MS	FAIR	FAIR	GOOD	GOOD		
NB - 03	L	GOOD	ITS	PR	GOOD	PR	FAIR	FAIR	GOOD	GOOD		
S1 - 01	С	FAIR	ITS	LA	GOOD	DM	FAIR	CR	LA	LA		
S2 - 01	G	POOR	ITS	MS	GOOD	DM	FAIR	CR, DM	CH, SR	VD		
SB - 01	L	POOR	ITS	PR	GOOD	PR	POOR	FAIR	DR	DM		
SB - 02	L	POOR	ITS	PR	GOOD	MS	POOR	CR, DM	DR	GOOD		
SB - 03	L	POOR	ITS	PR	GOOD	MS	POOR	FAIR	CH, SR	GOOD		
W2 - 01	D	FAIR	ITS, NO	NO	GOOD	PR	FAIR	CR	CH, SR	VD		
W2 - 02	D	FAIR	OP	PR	GOOD	PR, BR	FAIR	FAIR	CH, SR	VD		
WB - 01	М	FAIR	IBS, ITS	PR	BR	-	-	CR	LA	-		

**BR** BROKEN

**CH** CHECKED **CR** CRACKED **INT** INTERIOR

ABREVIATIONS DM DAMAGED IBS INOPERABLE BOTTOM SASH MS MISSING DR DEEP ROT ICL INOPERABLE CLERESTORY NO NOT ORIGINAL EXT EXTERIOR ITS INOPERABLE TOP SASH LA LIMITED ACCESS

**OP** OPERABLE **PF** PAINT FLAKING

PR PRESENT **SR** SURFACE ROT **VD** VARNISH DAMAGED



## WINDOW ASSESSMENT / WINDOW ASSESSMENT OVERVIEW

WINDOW ASSESSMENT OVERVIEW (EAST)										
WINDOW	TYPE	OVERALL COND- ITION	01 SASH	02 HARD- WARE	03 GLASS	04 CORD / WEIGHT	WOOD	05 GLAZING PUTTY	06 EXT. SILL	07 INT. TRIM
E1 - 01	E	FAIR	ITS, ICL	PR	GOOD	DM	POOR	CR	FP, SR	VD
E1 - 02	E	POOR	ITS, ICL	MS	GOOD	PR	POOR	CR	FP	CR
E1 - 03	E	FAIR	ITS	MS	GOOD	PR	POOR	CR	FP, CH	VD
E1 - 04	E	FAIR	ITS, ICL	PR	GOOD	PR	POOR	CR	GOOD	VD
E1 - 05	E	FAIR	ITS, ICL	MS	GOOD	DM	FAIR	CR	LA	GOOD
E1 - 06	В	GOOD	-	-	GOOD	-	GOOD	FAIR	LA	VD
E1 - 07	В	GOOD	-	-	GOOD	-	GOOD	FAIR	LA	GOOD
E1 - 08	Е	FAIR	ITS	PR	GOOD	MS	FAIR	CR	G, LA	VD
E1 - 09	Е	FAIR	ITS	PR	BR	MS, BR	FAIR	CR	FP	VD
E1 - 10	E	FAIR	ITS	PR	GOOD	PR	POOR	FAIR	СН	VD
E1 - 11	E	FAIR	ITS, ICL	PR	GOOD	PR	FAIR	CR	SR	VD
E1 - 12	Е	FAIR	ITS, ICL	BR	BR	DM	POOR	CR	G, LA	VD
E2 - 01	Е	FAIR	ITS, ICL	PR	GOOD	DM	POOR	CR	FP, SR	VD
E2 - 02	Е	FAIR	ITS, ICL	BR	GOOD	DM	FAIR	CR	SR	VD
E2 - 03	Е	FAIR	ITS, ICL	MS	GOOD	PR	FAIR	CR	FP, SR	DM
E2 - 04	Е	GOOD	ITS	PR	GOOD	PR	FAIR	CR	G, LA	LA
E2 - 05	Е	FAIR	ITS, ICL	PR	BR	PR	POOR	CR, DM	GOOD	VD
E2 - 06	F	GOOD	OP	PR	GOOD	PR	FAIR	FAIR	GOOD	VD
E2 - 07	F	FAIR	ITS	PR	GOOD	PR	FAIR	CR	GOOD	VD
E2 - 08	F	FAIR	OP	PR	GOOD	MS	FAIR	CR, DM	CH, SR	VD
E2 - 09	E	FAIR	ITS	PR	GOOD	PR	FAIR	CR	G, LA	VD
E2 - 10	E	FAIR	ITS	PR	GOOD	DM	FAIR	CR	FP, CH	VD
E2 - 11	Е	FAIR	ITS, ICL	MS	GOOD	PR, BR	POOR	CR	FP, SR	VD
E2 - 12	E	FAIR	ITS, ICL	MS	GOOD	PR, BR	FAIR	CR, DM	CH, SR	VD
E2 - 13	E	FAIR	ITS, ICL	NO	GOOD	PR, BR	FAIR	CR	GOOD	VD
E2.5 - 01	F	FAIR	OP	MS, NO	GOOD	PR	FAIR	CR	LA	DM
E2.5 - 02	F	FAIR	OP	MS, NO	GOOD	MS	FAIR	CR	FP, SR	DM
E2.5 - 03	F	POOR	ITS	MS	BR	MS, BR	FAIR	CR	GOOD	DM
E2.5 - 04	Н	GOOD	-	LA	GOOD	-	GOOD	FAIR	-	GOOD
E2.5 - 05	Н	GOOD	-	LA	GOOD	-	GOOD	FAIR	-	GOOD
EB - 01	Α	FAIR	ITS	PR	BR	MS, BR	FAIR	FAIR	GOOD	GOOD
EB - 02	Α	FAIR	ITS	PR	GOOD	MS	FAIR	FAIR	GOOD	GOOD
EB - 03	Α	FAIR	ITS	MS	BR	PR, BR	FAIR	FAIR	GOOD	GOOD
EB - 04	Α	FAIR	ITS	PR	BR	PR	POOR	FAIR	GOOD	GOOD
EB - 05	Α	FAIR	ITS	PR	BR	PR	FAIR	FAIR	GOOD	GOOD
EB - 06	Α	FAIR	ITS	PR	GOOD	MS	FAIR	FAIR	GOOD	GOOD
EB - 07	Α	FAIR	ITS	MS	GOOD	PR	FAIR	FAIR	GOOD	GOOD
EB - 08	Α	FAIR	IBS, ITS	PR	GOOD	PR, BR	FAIR	FAIR	LA	GOOD
EB - 09	Α	FAIR	ITS	BR	GOOD	PR	FAIR	FAIR	GOOD	GOOD
EB - 10	Α	FAIR	IBS, ITS	BR	GOOD	MS	FAIR	FAIR	GOOD	GOOD
ER - 01	K	FAIR	OP	PR	BR	-	POOR	FAIR	LA	GOOD

**BR** BROKEN

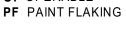
ABREVIATIONS DM DAMAGED IBS INOPERABLE BOTTOM SASH MS MISSING DR DEEP ROT ICL INOPERABLE CLERESTORY NO NOT ORIGINAL SR SURFACE ROT EXT EXTERIOR ITS INOPERABLE TOP SASH

**OP** OPERABLE

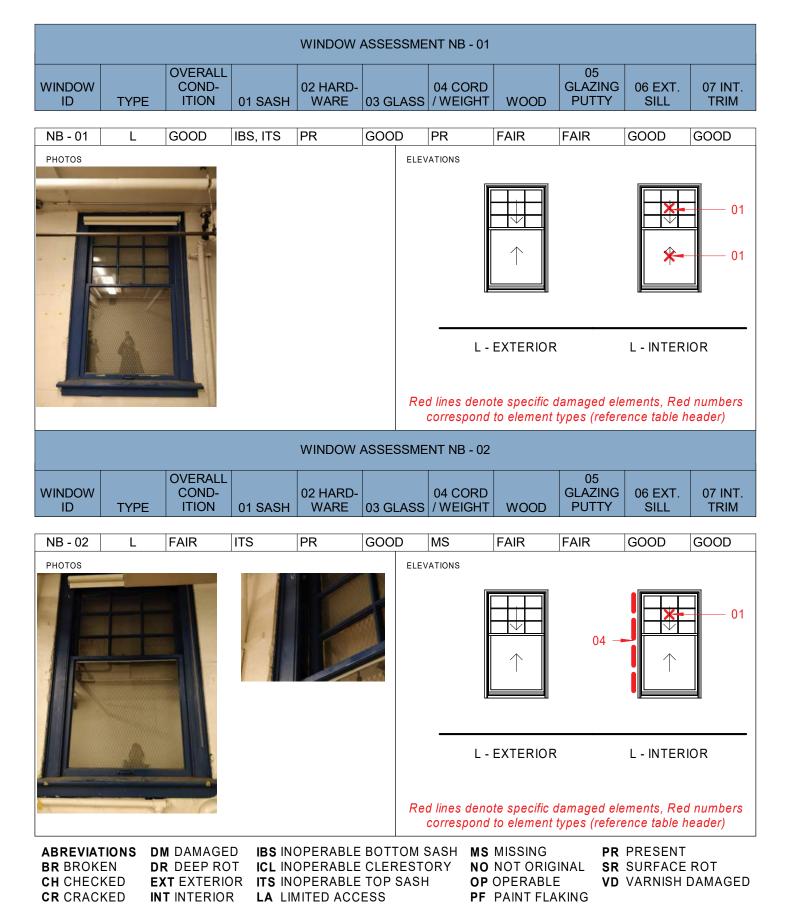
PR PRESENT **VD** VARNISH DAMAGED

**CH** CHECKED **CR** CRACKED **INT** INTERIOR

LA LIMITED ACCESS













WINDOW ASSESSMENT N2 - 01											
WINDOW	TYPE	OVERALL COND- ITION	01 SASH	02 HARD- WARE	03 GI	_ASS	04 CORD / WEIGHT	WOOD	05 GLAZING PUTTY	06 EXT. SILL	07 INT. TRIM
N2 - 01	G	FAIR	IBS, ITS	PR	GOO	D	PR	FAIR	CR	LA	LA
PHOTOS						ELEV	ATIONS				
											01 01
							d lines deno		damaged ele types (refere		numbers

**BR** BROKEN **CH** CHECKED

**CR** CRACKED

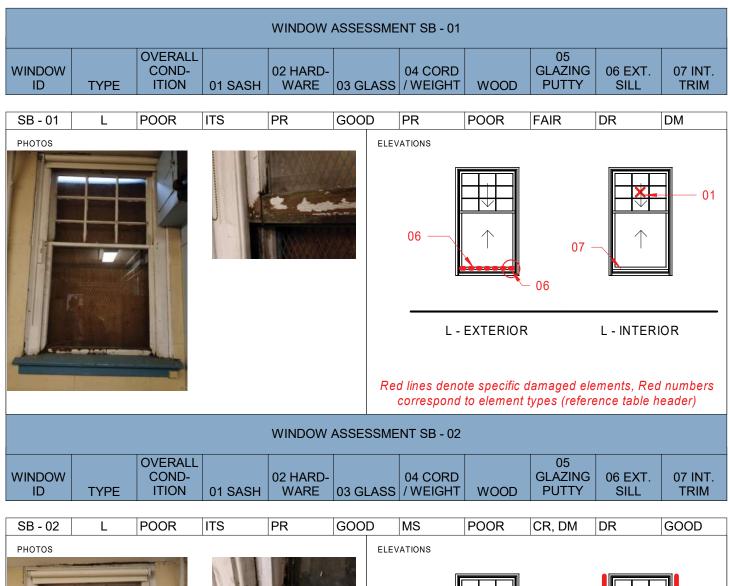
**INT** INTERIOR

ABREVIATIONS DM DAMAGED IBS INOPERABLE BOTTOM SASH MS MISSING DR DEEP ROT ICL INOPERABLE CLERESTORY NO NOT ORIGINAL EXT EXTERIOR ITS INOPERABLE TOP SASH LA LIMITED ACCESS

**OP** OPERABLE **PF** PAINT FLAKING

PR PRESENT **SR** SURFACE ROT **VD** VARNISH DAMAGED

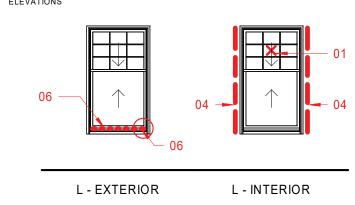












Red lines denote specific damaged elements, Red numbers correspond to element types (reference table header)

**ABREVIATIONS BR** BROKEN **CH** CHECKED

**DM** DAMAGED **DR** DEEP ROT **CR** CRACKED **INT** INTERIOR

**IBS** INOPERABLE BOTTOM SASH **ICL** INOPERABLE CLERESTORY **EXT** EXTERIOR **ITS** INOPERABLE TOP SASH

LA LIMITED ACCESS

MS MISSING

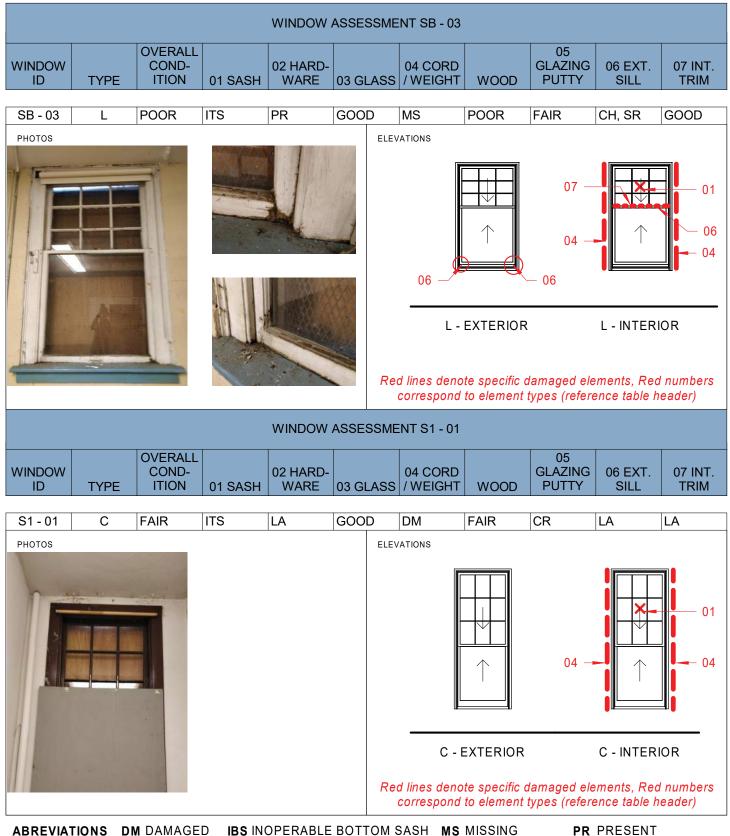
**NO NOT ORIGINAL OP** OPERABLE

**PF** PAINT FLAKING

PR PRESENT

**SR** SURFACE ROT **VD** VARNISH DAMAGED





**ABREVIATIONS BR** BROKEN

**DR** DEEP ROT **CH** CHECKED **CR** CRACKED **INT** INTERIOR

**IBS** INOPERABLE BOTTOM SASH **ICL** INOPERABLE CLERESTORY **EXT** EXTERIOR **ITS** INOPERABLE TOP SASH

LA LIMITED ACCESS

MS MISSING

**NO NOT ORIGINAL OP** OPERABLE

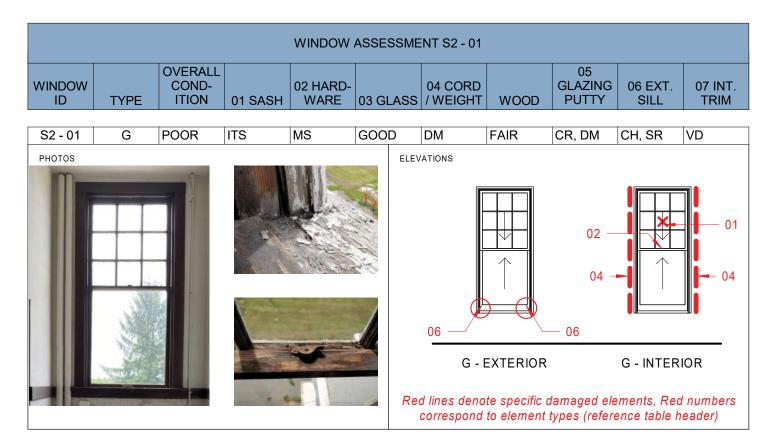
**PF** PAINT FLAKING

PR PRESENT

**SR** SURFACE ROT

**VD** VARNISH DAMAGED





ABREVIATIONS **BR** BROKEN

**DR** DEEP ROT **CH** CHECKED **CR** CRACKED **INT** INTERIOR

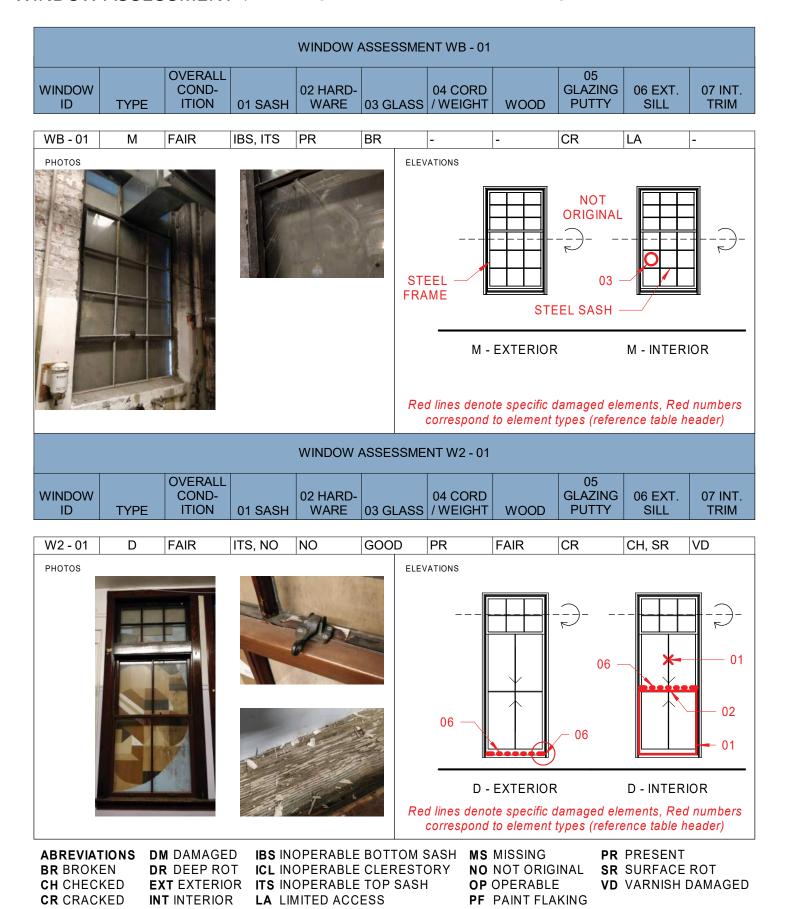
**DM** DAMAGED

IBS INOPERABLE BOTTOM SASH MS MISSING ICL INOPERABLE CLERESTORY EXT EXTERIOR ITS INOPERABLE TOP SASH LA LIMITED ACCESS

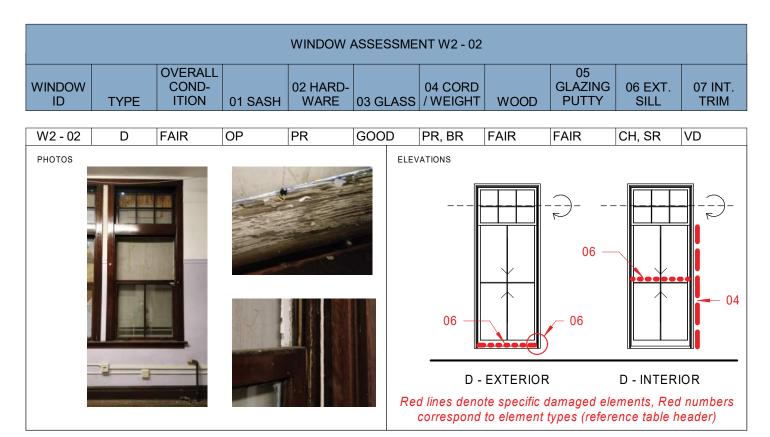
**NO NOT ORIGINAL OP** OPERABLE **PF** PAINT FLAKING

PR PRESENT **SR** SURFACE ROT **VD** VARNISH DAMAGED









ABREVIATIONS **BR** BROKEN **CH** CHECKED

**CR** CRACKED

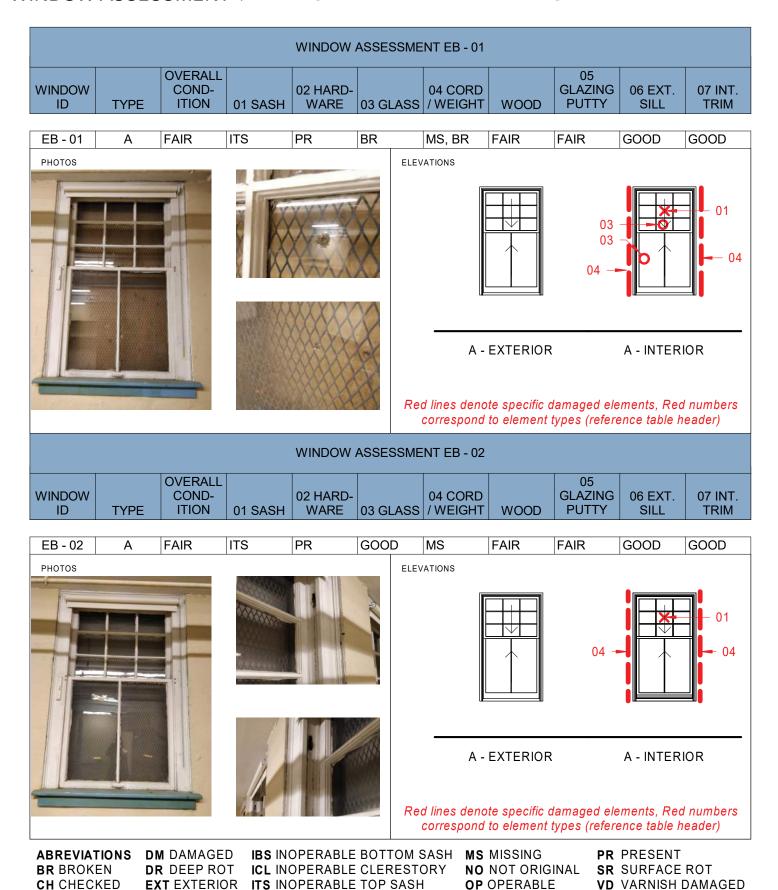
**DM** DAMAGED **DR** DEEP ROT **INT** INTERIOR

IBS INOPERABLE BOTTOM SASH MS MISSING ICL INOPERABLE CLERESTORY EXT EXTERIOR ITS INOPERABLE TOP SASH LA LIMITED ACCESS

**NO NOT ORIGINAL OP** OPERABLE **PF** PAINT FLAKING

PR PRESENT **SR** SURFACE ROT **VD** VARNISH DAMAGED





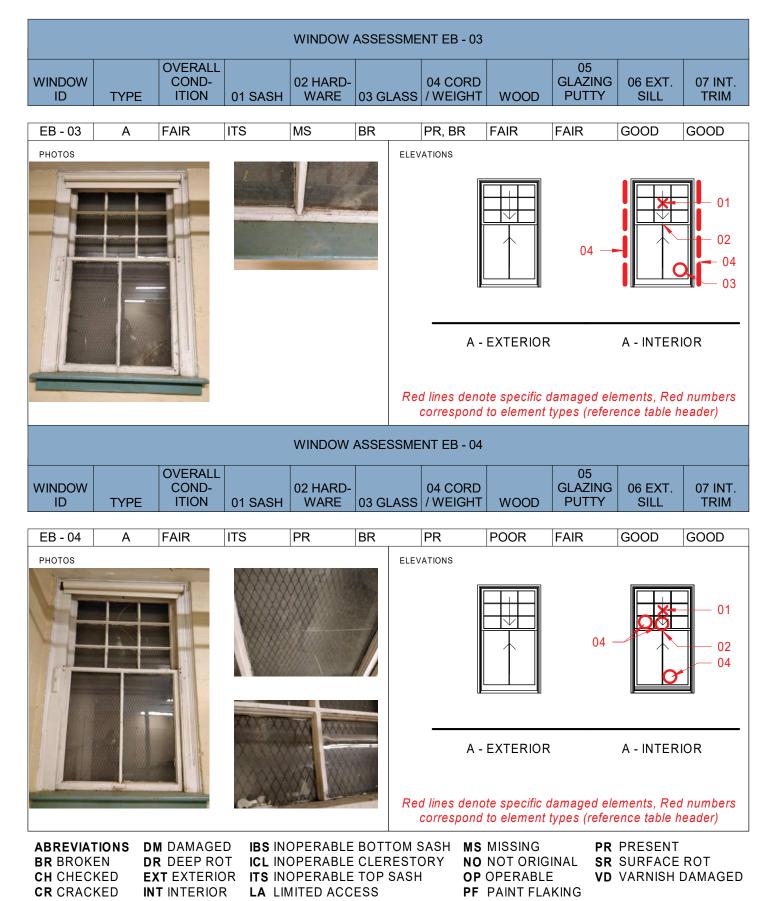


**PF** PAINT FLAKING

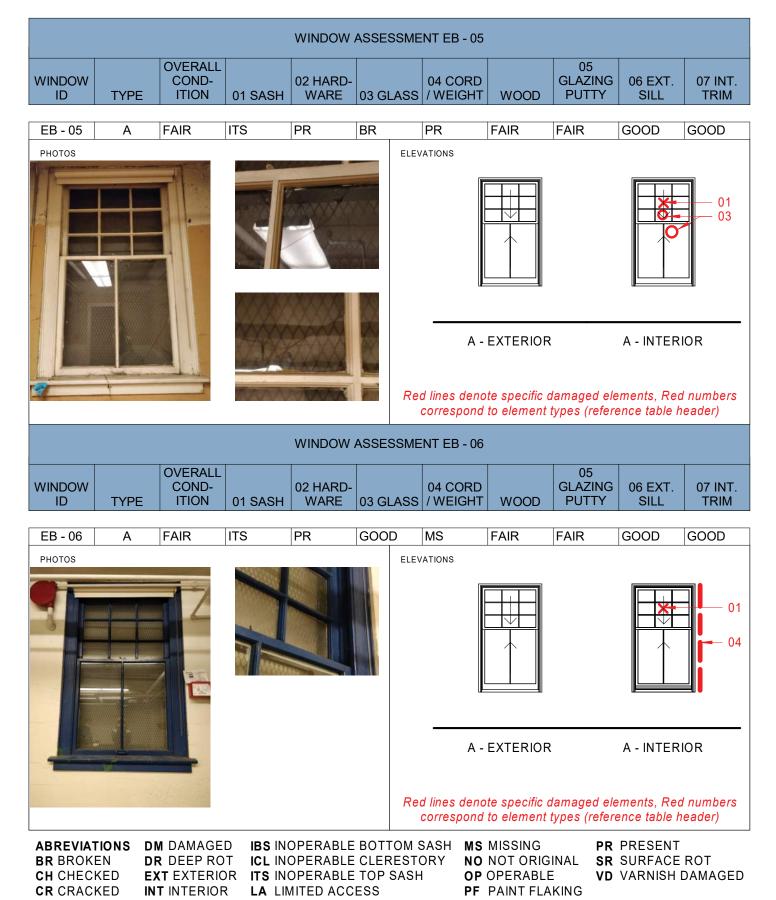
**INT** INTERIOR

LA LIMITED ACCESS

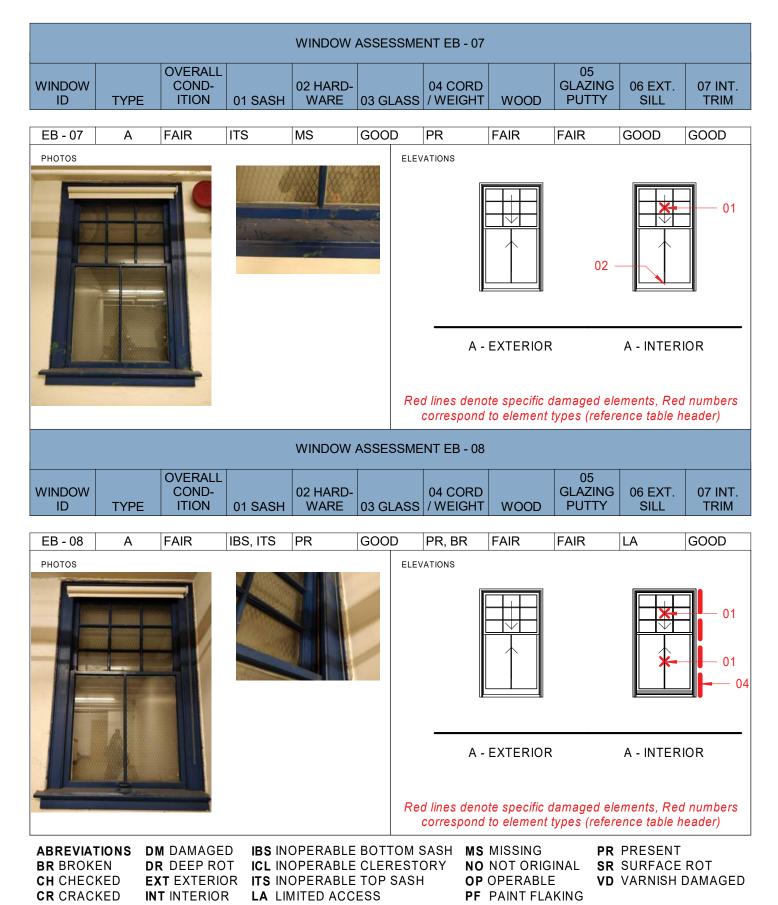
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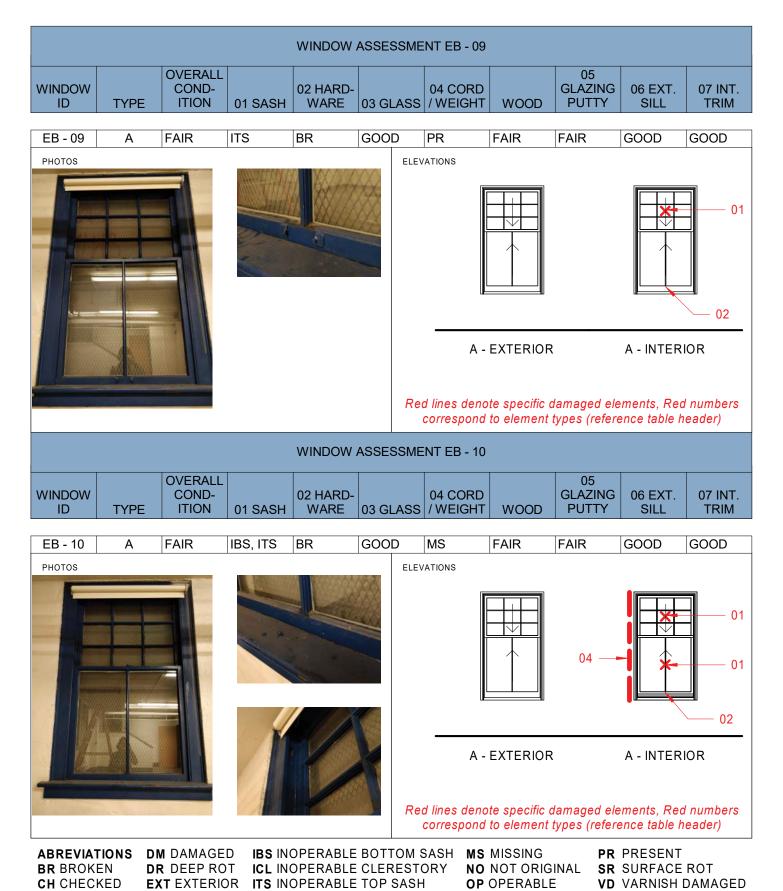












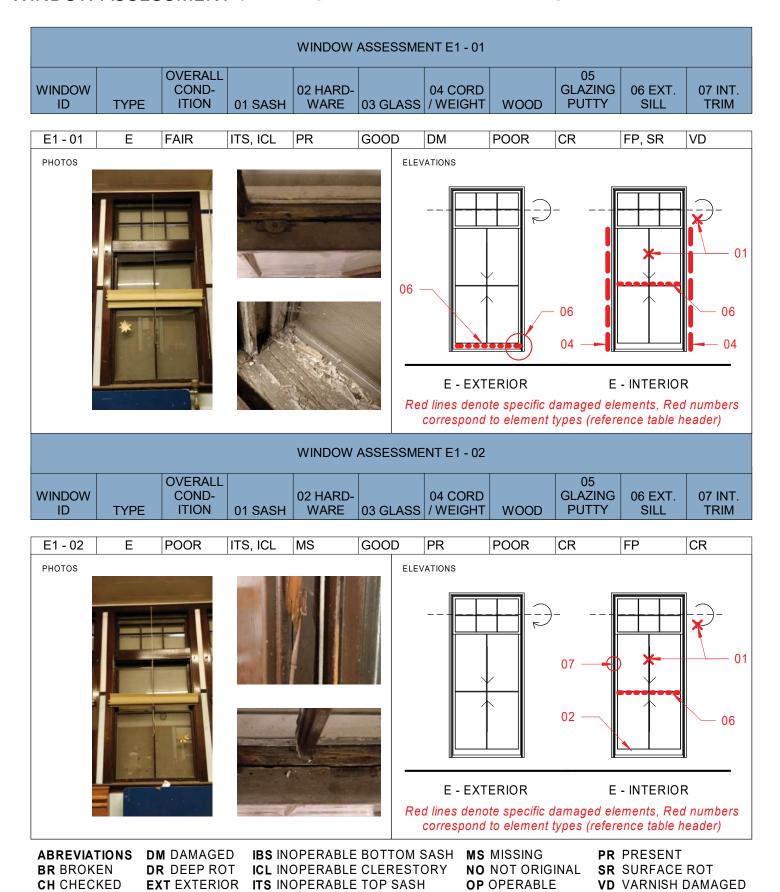


**PF** PAINT FLAKING

**INT** INTERIOR

LA LIMITED ACCESS

**CR** CRACKED



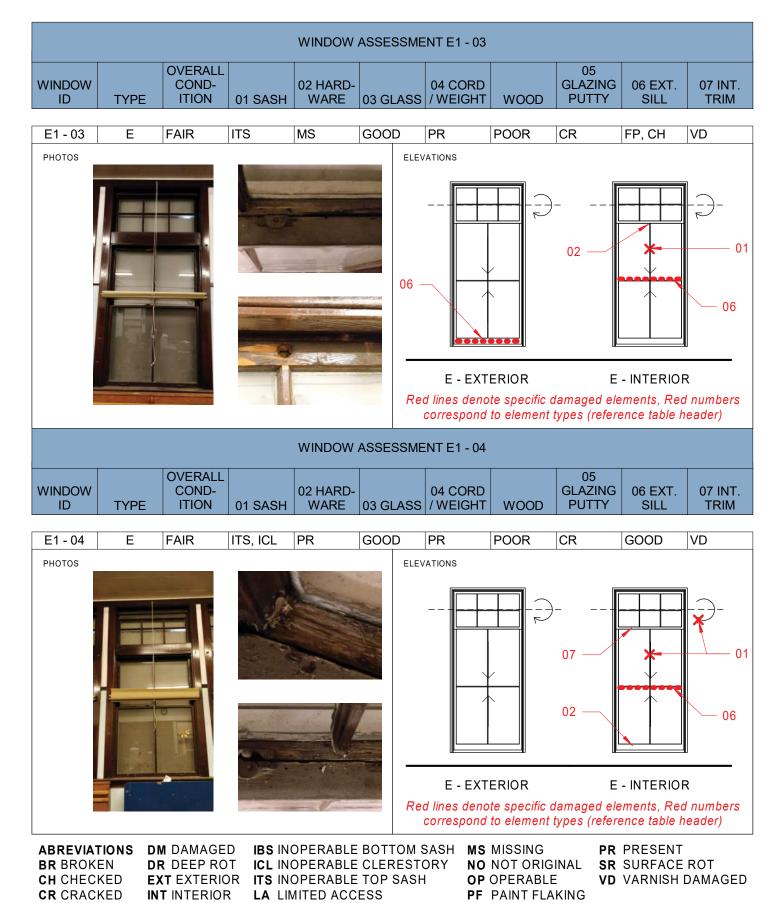


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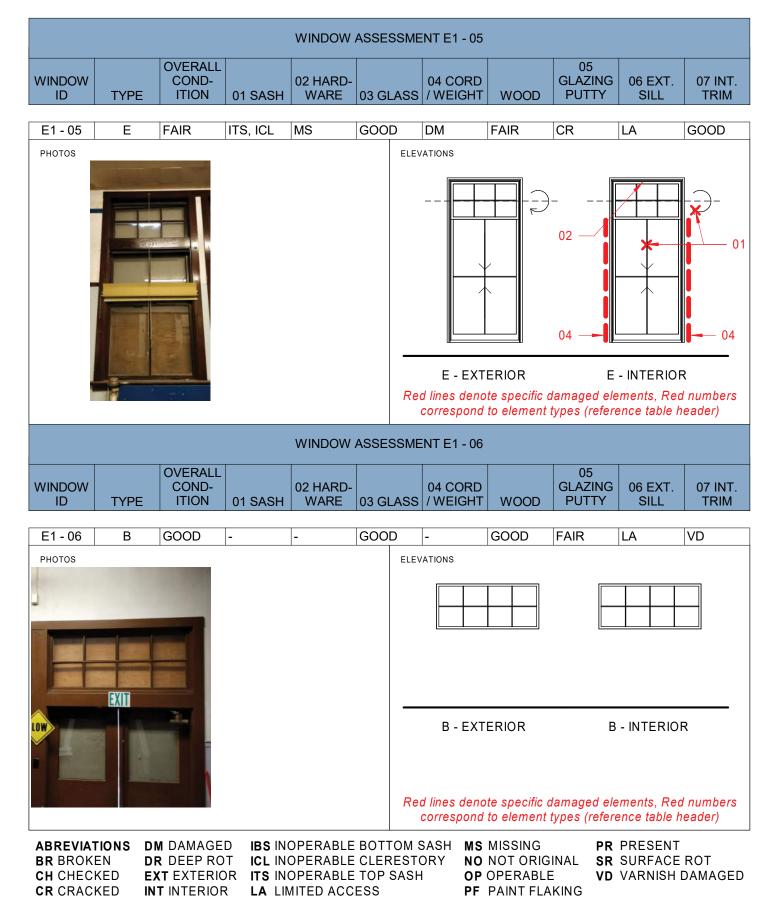
**INT INTERIOR** 

LA LIMITED ACCESS

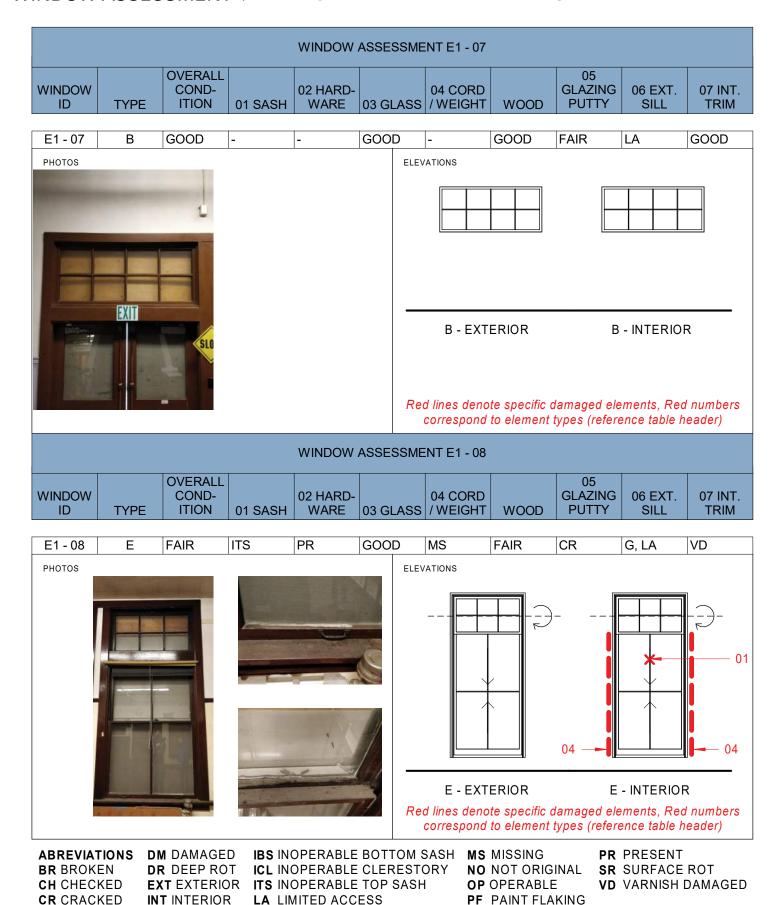
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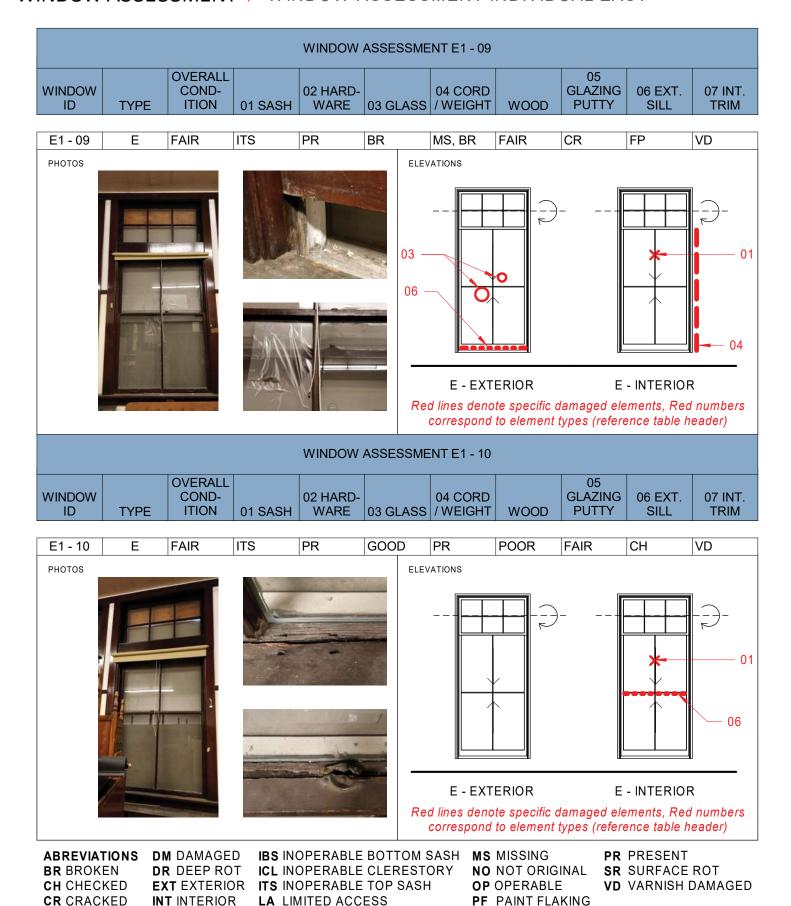




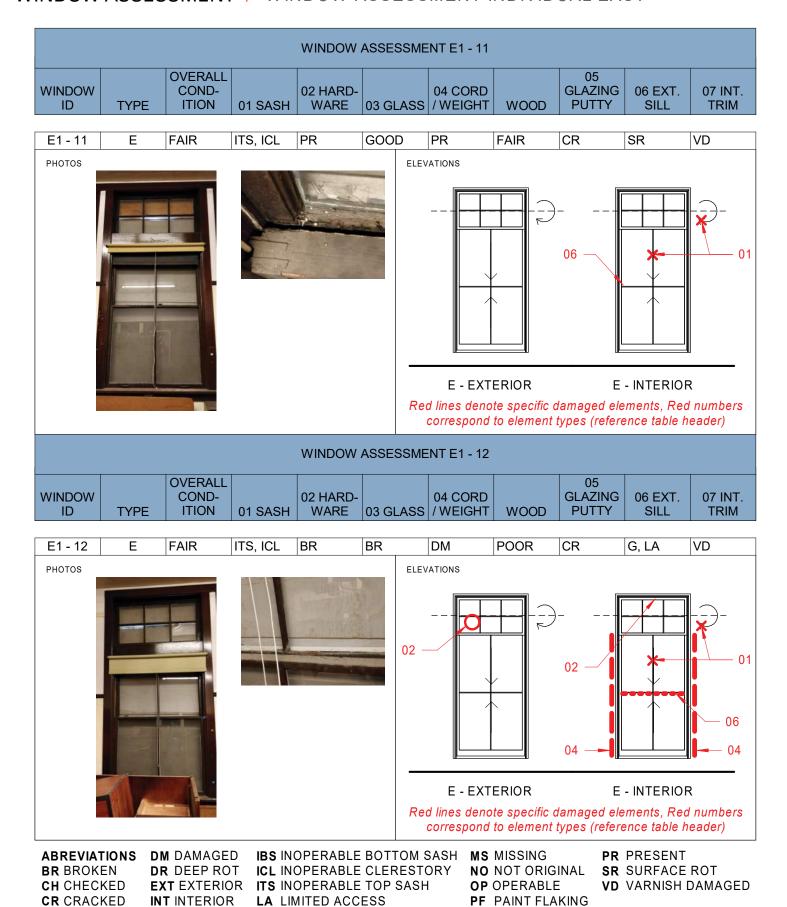




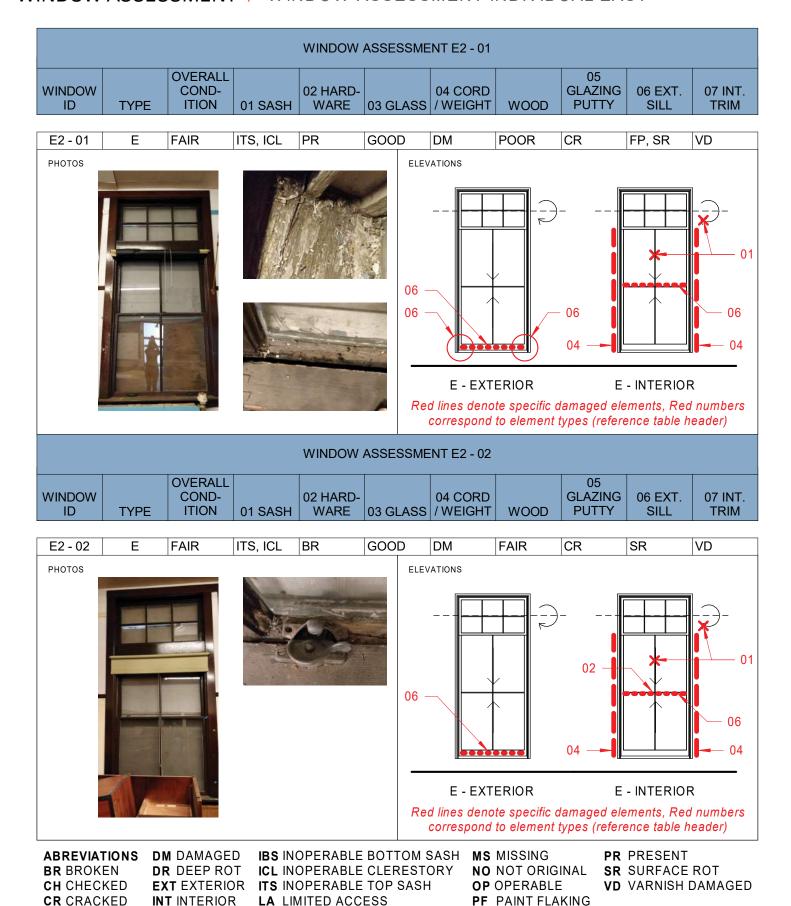




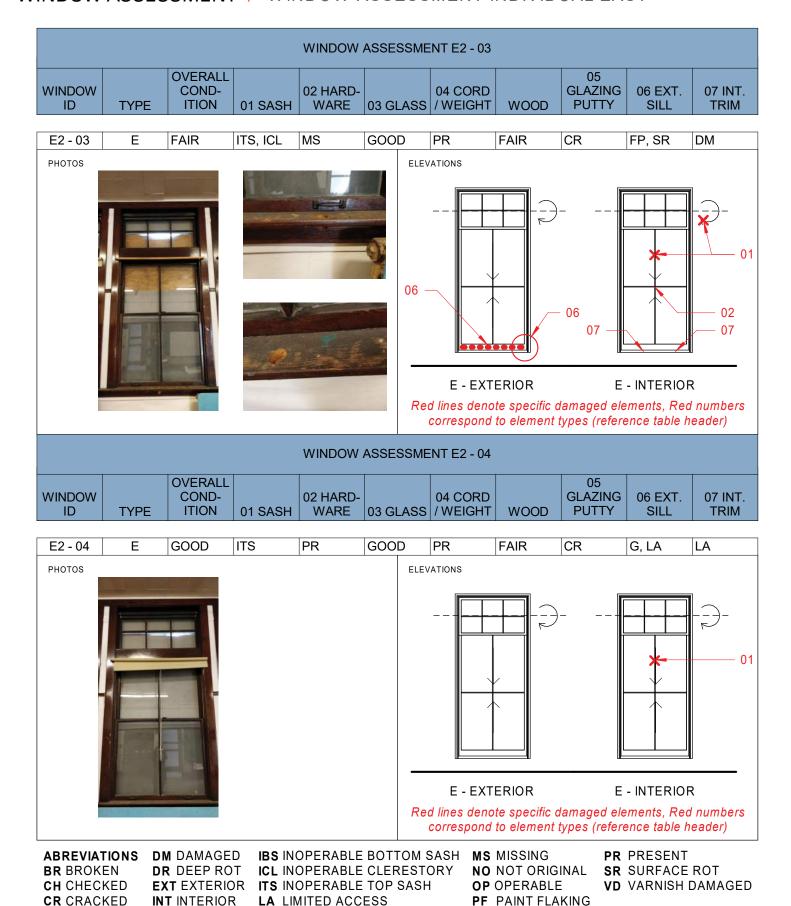




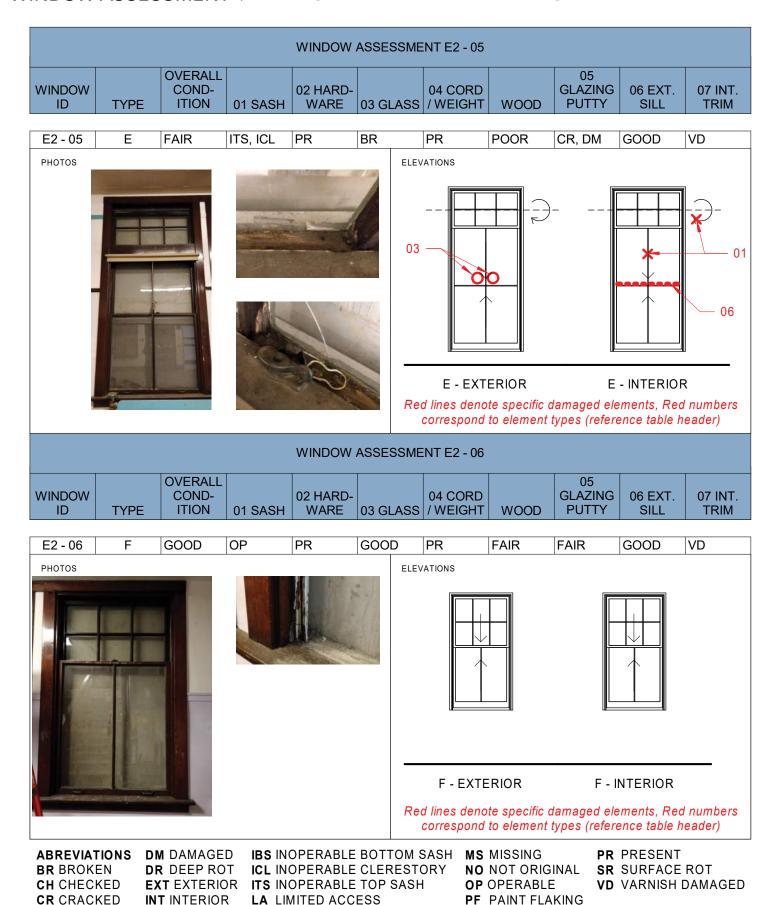




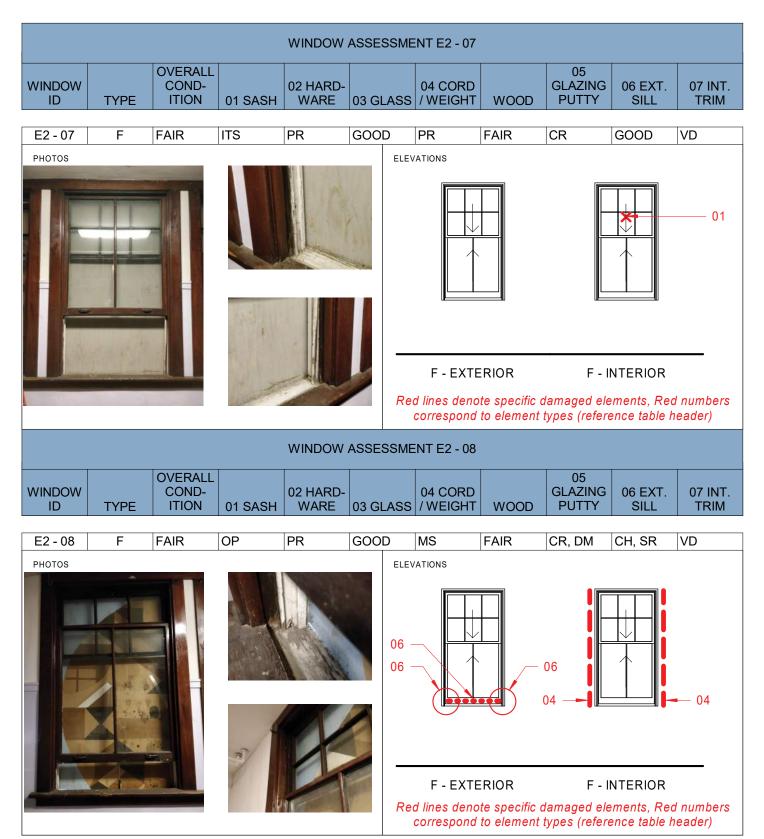












**ABREVIATIONS BR** BROKEN

**DR** DEEP ROT **CH** CHECKED **CR** CRACKED **INT INTERIOR** 

**DM** DAMAGED

IBS INOPERABLE BOTTOM SASH MS MISSING **ICL** INOPERABLE CLERESTORY **EXT** EXTERIOR **ITS** INOPERABLE TOP SASH

LA LIMITED ACCESS

**NO NOT ORIGINAL** 

**OP** OPERABLE

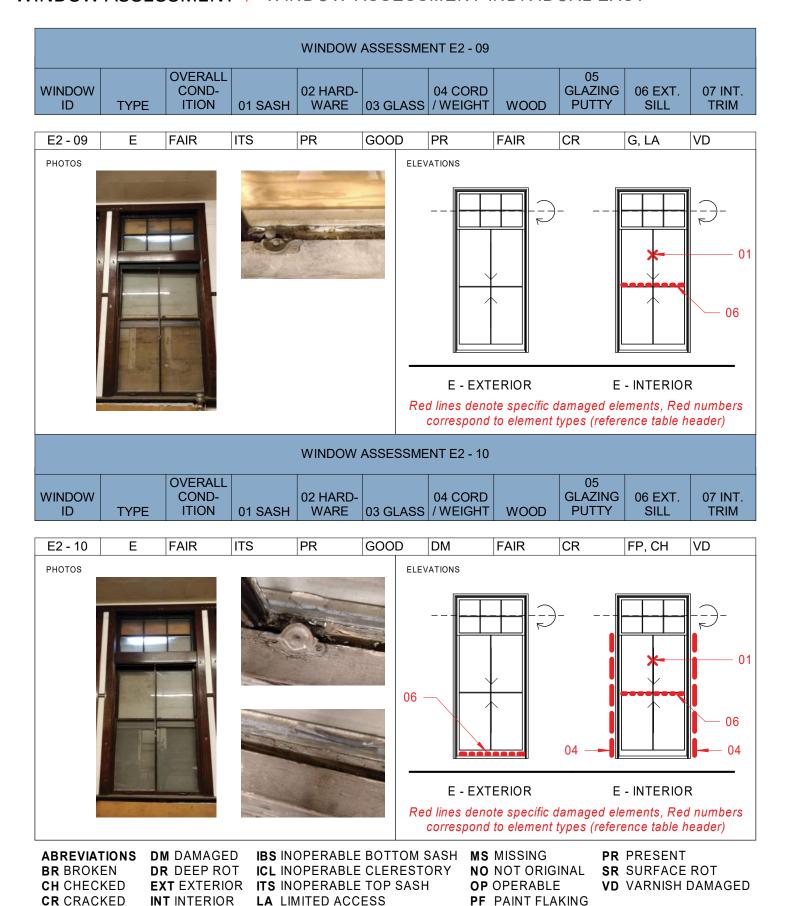
**PF** PAINT FLAKING

PR PRESENT

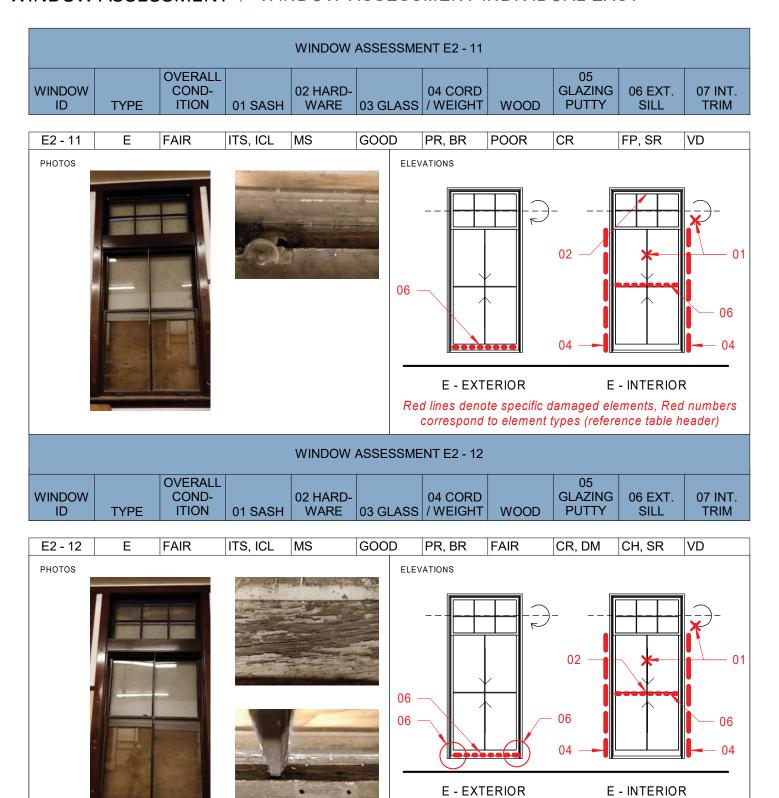
**SR** SURFACE ROT

**VD** VARNISH DAMAGED









ABREVIATIONS **BR** BROKEN

**CH** CHECKED **CR** CRACKED **DM** DAMAGED **DR** DEEP ROT

**INT INTERIOR** 

**IBS** INOPERABLE BOTTOM SASH **ICL** INOPERABLE CLERESTORY **EXT** EXTERIOR **ITS** INOPERABLE TOP SASH

LA LIMITED ACCESS

MS MISSING

**NO NOT ORIGINAL OP** OPERABLE

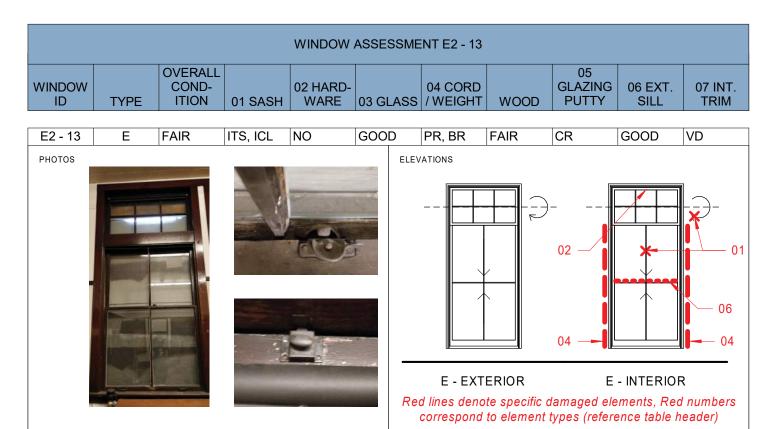
Red lines denote specific damaged elements, Red numbers correspond to element types (reference table header)

**PF** PAINT FLAKING

PR PRESENT

**SR** SURFACE ROT **VD** VARNISH DAMAGED





ABREVIATIONS **BR** BROKEN **CH** CHECKED

**CR** CRACKED

**DM** DAMAGED **DR** DEEP ROT **INT** INTERIOR

IBS INOPERABLE BOTTOM SASH MS MISSING ICL INOPERABLE CLERESTORY EXT EXTERIOR ITS INOPERABLE TOP SASH LA LIMITED ACCESS

**NO NOT ORIGINAL OP** OPERABLE **PF** PAINT FLAKING

PR PRESENT **SR** SURFACE ROT **VD** VARNISH DAMAGED



